

002.0

0005

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
954,100 / 954,100

APPRaised:

954,100 / 954,100

USE VALUE:

954,100 / 954,100

ASSESSED:

954,100 / 954,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104	-104A	FAIRMONT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FAZZOLARI FRANK A	
Owner 2: FAZZOLARI JOSEPH J	
Owner 3:	

Street 1: 104 FAIRMONT ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>
Postal: 02474	Type: <input type="text"/>

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: <input type="text"/>
Postal: <input type="text"/>

NARRATIVE DESCRIPTION
This parcel contains 9,457 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1950, having primarily Brick Veneer Exterior and 2110 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrooms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
104 Two Family 9457 Sq. Ft. Site 0 80. 0.74 1

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							1946
							GIS Ref
							GIS Ref
							Insp Date
							02/03/09



Patriot Properties Inc.
USER DEFINED

Prior Id #1: 1946

Prior Id #2:

Prior Id #3:

Date Time

12/10/20 16:03:04

Prior Id #1:

Prior Id #2:

Prior Id #3:

Date Time

07/12/16 08:05:15

ekelly

194

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	388,700	2400	9,457.	563,000	954,100	954,100 Year End Roll
2019	104	FV	315,100	2400	9,457.	598,200	915,700	915,700 Year End Roll
2018	104	FV	315,100	2400	9,457.	436,300	753,800	753,800 Year End Roll
2017	104	FV	295,500	2400	9,457.	380,000	677,900	677,900 Year End Roll
2016	104	FV	295,500	2400	9,457.	323,700	621,600	621,600 Year End
2015	104	FV	246,400	2400	9,457.	316,700	565,500	565,500 Year End Roll
2014	104	FV	246,400	2400	9,457.	260,400	509,200	509,200 Year End Roll
2013	104	FV	256,200	2400	9,457.	247,700	506,300	506,300

SALES INFORMATION

TAX DISTRICT							PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V Tst Verif	Notes		
FAZZOLARI SALVA	1148-170		11/22/1995			1 No No A			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2015	649	Porch	6,400	6/10/2015				Rebuild 2nd floor

ACTIVITY INFORMATION

Date	Result	By	Name
6/22/2015	Permit Insp	PC	PHIL C
2/3/2009	Meas/Inspect	294	PATRIOT
9/24/1999	Meas/Inspect	163	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type:	12 - Multi-Conver			Full Bath:	2	Rating:	Average	643-3688 FLOOD ZONE 2 PUMPS IN BMT.																			
Sty Ht:	2 - 2 Story			A Bath:	Rating:																						
(Liv) Units:	2	Total: 2			3/4 Bath:	Rating:																					
Foundation:	1 - Concrete			A 3QBth:	Rating:																						
Frame:	1 - Wood			1/2 Bath:	1	Rating: Fair																					
Prime Wall:	8 - Brick Veneer			A HBth:	Rating:																						
Sec Wall:	2 - Clapboard	25%		OthrFix:	1	Rating: Average																					
Roof Struct:	1 - Gable			OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating: Average																					
Color:	BRICK			A Kits:	Rating:																						
View / Desir:				Frl:	Rating:																						
GENERAL INFORMATION				WSFlue:	Rating:																						
Grade:	C - Average			CONDOS INFORMATION																							
Year Blt:	1950	Eff Yr Blt:		Location:																							
Alt LUC:				Total Units:																							
Jurisdct:				Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31 %		Exterior:				No Unit	RMS	BRS	FL												
Prim Int Wall:	2 - Plaster			Functional:				Interior:				1	5	3													
Sec Int Wall:				Economic:				Additions:				1	4	2													
Partition:	T - Typical			Special:				Kitchen:																			
Prim Floors:	4 - Carpet			Override:				Baths:																			
Sec Floors:	5 - Lino/Vinyl	20 %		Total:	31 %		Plumbing:																				
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																			
Subfloor:				Basic \$ / SQ: 160.00				Heating:																			
Bsmnt Gar:				Size Adj.: 1.14763033				General:																			
Electric:	3 - Typical			Const Adj.: 0.98806149				COMPARABLE SALES				SUB AREA															
Insulation:	2 - Typical			Adj \$ / SQ: 181.429				Rate	Parcel ID	Typ	Date	Sale Price			SUB AREA DETAIL												
Int vs Ext:	S			Other Features: 114750												Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Heat Fuel:	2 - Gas			Grade Factor: 1.00												BMT	Basement	1,180	54,430	64,226							
Heat Type:	2 - Gravty H/Air			NBHD Inf: 1.00000000												FFL	First Floor	1,180	181,430	214,086							
# Heat Sys:	2			NBHD Mod:												TQS	3/4 Story	750	181,430	136,072							
% Heated:	100			LUC Factor: 1.00												SFL	Second Floor	180	181,430	32,657							
Solar HW:	NO			Adj Total: 563308												WDK	Deck	96	15.810	1,518							
% Com Wall				Depreciation: 174625																							
				Depreciated Total: 388682																							
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 002.0-0005-0003.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
A2	WOOD SHD	D	Y	1	15X42	A	AV	1950	6.32	T	40	104			2,400												
More: N				Total Yard Items:				2,400				Total Special Features:								Total:				2,400			


